



Land & Minerals Department Tax Forfeited Property Report

About Report: Property information is collected from multiple databases and departments in St. Louis County. Data is updated regularly, but may not include pending or recently entered changes.

Government Services Center
320 West Second Street, Duluth, MN 55802
218-726-2606
www.stlouiscountymn.gov
[Disclaimer](#)

Contract #: C22160202

Tract #: 97

Parcel Code(s): 365-0010-05121

Physical Address or Location:

6155 Sunset Ridge Road North, Duluth



Legal Description (s):

TOWN OF FREDENBERG, THAT PART OF NE1/4 OF SW1/4 THAT LIES NLY OF LINE "A"; DESCRIBED BELOW AND SLY OF LINE "B"; DESCRIBED BELOW:

LINE A: COMMENCING AT SE CORNER OF NE1/4 OF SW1/4; THENCE N00DEG48'58"W ASSUMED BEARING ALONG E LINE OF NE1/4 OF SW1/4 650.69 FT TO THE POINT OF BEGINNING OF LINE "A"; TO BE DESCRIBED; THENCE S89DEG11'02"W 1319.96 FT TO W LINE OF NE1/4 OF SW1/4 AND SAID LINE TERMINATING.

LINE "B": COMMENCING AT SE CORNER OF NE1/4 OF SW1/4; THENCE N00DEG48'58"W ASSUMED BEARING ALONG E LINE OF NE1/4 OF SW1/4 1000.69 FT TO THE POINT OF BEGINNING OF LINE "B"; TO BE DESCRIBED; THENCE S89DEG11'02"W 1320.01 FT TO W LINE OF NE1/4 OF SW1/4 AND SAID LINE TERMINATING.

EX PART SUBJECT TO FLOWAGE RIGHTS Section 28 Township 52N Range 15W

Approximate Acres: 3.09000
000

Zoning: Unknown

Comments:

A shoreland parcel located near the city of Duluth on Fish Lake. This approximately 3.09 acre lot contains nearly 637 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Electricity is present at the road. Please contact St. Louis County Planning and Community Development for zoning questions. Appraisal cost \$652.17. Survey cost \$1,661.34. Recording fee \$46.00. Abstract As a condition of sale, improvements value of \$38,000.00 must be paid to lessee. Improvements include a +/- 768 sq. ft. cabin, shed, and outhouse. 365-0000-09120

Driving Directions:

From Duluth, travel north on County Rd. 48 (Lavaque Rd.), turn left on Usiak (Amundson) Rd. to Sunset Ridge Road North, then travel to property (fire number 6155). Cabin can also be identified by lease tag L03880010 on structure.

Land	\$127,000.00	Future Assesments	\$0.00
------	--------------	-------------------	--------

Improvements	\$0.00
Assessments	\$0.00
Timber	\$0.00
Grand Total	\$127,000.00

Recorded Documents: (NOTE: This is not a complete list of recorded documents)